

CALIFORNIA COASTAL COMMISSION

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Item W6c

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Staff: Liliana Roman-LB
Staff Report: June 19, 2008
Hearing Date: July 9-11, 2008
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-07-395

APPLICANT: William G. Simcock

AGENTS: Steven R. Smith Development Inc.
Alan Robert Block

PROJECT LOCATION: 245 West Marquita, City of San Clemente, Orange County

PROJECT DESCRIPTION: Demolish existing 8-unit apartment building and construct a new 21,735 sq. ft., 25 ft. high, two-story, 8-unit condominium complex including 23 basement garage parking spaces and approximately 2,500 cubic yards of cut for basement/garage excavation and site preparation; re-furbish existing 442 sq. ft. stand-alone studio to pre-existing recreation room; landscape improvements; one-lot subdivision resulting in 8-units for condominium purposes; and a lot line adjustment.

LOCAL APPROVALS RECEIVED: City of San Clemente Planning Division Approval-in-Concept dated 10/23/07, Conditional Use Permit (CUP) 06-454, Cultural Heritage Permit (CHP) 06-435 and Tentative Tract Map No. 06-436.

SUBSTANTIVE FILE DOCUMENTS: CDP # A-4-3-74-2969(Bauer); City of San Clemente Certified Land Use Plan (LUP), City of San Clemente General Plan Housing Element updated 2000, Letter from City of San Clemente Community Development Department dated 12/17/07, *Appraisal of a Privately Owned 2,600 sq. ft. Site, a 4,639 sq. ft. City Owned Site and a Proposed Access Easement Located at 245 West Marquita, San Clemente, CA 92672* prepared by Michael Frauenthal & Assoc. Inc. dated 5/29/07, *Preliminary Geotechnical Investigation Report Proposed Multi-Unit Residential Development, 245 W Marquita, San Clemente, CA* by David A. Purkis, PE dated 9/18/06, *Geotechnical Concerns Regarding Removal of the Detached Residential Structure on Descending Slope at 245 W. Marquita, San Clemente, CA* by David A. Purkis, PE dated 9/19/07; *Supplemental Geotechnical Investigation and Analysis Existing Detached Unit, 245 W. Marquita, San Clemente, CA.* by David A. Purkis, PE dated 4/28/08.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending APPROVAL of the proposed project with nine (9) special conditions which require 1) revised tract map; 2) conformance with submitted drainage/run-off control plan; 3) conformance with geotechnical recommendations; 4) confirmation of work on non-conforming recreation room; 5) submittal of final revised landscape plans; 6) requirements related to storage of construction materials, mechanized equipment and removal of construction debris; 7) future development condition; 8) assumption of risk, waiver of liability and indemnity; and 9) deed restriction. The major issues associated with this development are geology, visual resources and water quality.

The site is located adjacent to Palizada Canyon, (a.k.a., Marquita Canyon) one of seven coastal canyons in San Clemente identified as containing environmentally sensitive habitat, however, at this location, a municipal recreational park is located at the bottom of the canyon. Primary issues associated with this development include assurance that the proposed development is consistent with the geologic hazard policies of the Coastal Act and water quality. The proposed development includes the demolition of an existing 8-unit apartment structure, and construction of 8-unit condominiums, remodel of an existing non-conforming (does not meet LUP canyon setback policies) recreation room (including conversion of unit from an unpermitted residential unit back to a recreation room), no proposed change to an existing canyon stairway, a tentative parcel map for condominium purposes and a lot line adjustment.

LIST OF EXHIBITS:

1. Location Map
2. Assessors Parcel Map
3. Coastal Access Points
4. Coastal Canyon Map
5. Project Plans
6. Preliminary Grading Plan
7. Landscape Plan
8. Tentative Parcel Map

STAFF RECOMMENDATION:

Staff recommends that the Commission **APPROVE** the permit application with special conditions.

MOTION:

I move that the Commission approve CDP No. 5-07-395 pursuant to the staff recommendation.

Staff recommends a **YES** vote. This will result in adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of Commissioners present.

RESOLUTION:

I. APPROVAL WITH CONDITIONS

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS:

1. Revised Tract Map(s) for Condominium Purposes
 - A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a revised final tract map(s) to the Executive Director for review and approval. The revised final tract map(s) shall substantially conform to the preliminary/tentative tract map(s) submitted on December 18, 2007, except that they shall show the following changes to the project:
 - (a) Lot line adjustment reflecting land swap between the applicant and the City;
 - (b) No more than eight (8) residential condominiums;

- (c) Existing recreation room held in common ownership and not intended for residential purposes.
- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Conformance with Drainage/Runoff Control Plans

The applicant shall conform to the drainage and run-off control plan dated March 16, 2007 showing surface and sheet runoff from roof gutters and site area drains routed through filter inserts in drain boxes prior to discharge into existing City storm drain facilities located at the street. Drainage from the basement/garage level is to be directed to a bottomless trench drain at the foot of the garage ramp as shown on the preliminary grading plan. Any proposed changes to the approved plan shall be reported to Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. Conformance of Design and Construction Plans to Geotechnical Report Geologic Hazard

- A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with the recommendations contained in the Preliminary Geotechnical Investigation Reports prepared by David A. Purkis, P.E. dated September 18, 2005, September 19, 2006 and April 28, 2008. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriate licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced geologic evaluation approved by the California Coastal Commission for the project site.
- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.]

4. Confirmation of Work on Non-Conforming Recreational Room

After all approved demolition has been completed pursuant to the demolition plan approved in this permit, but prior to any new construction, the applicant shall submit to Executive Director, via bonded messenger from the City of San Clemente Building Department, for the review and approval of the Executive Director, a certified copy of the City building inspector's report which indicates whether any demolition beyond the amount shown on the demolition plan approved by this permit has occurred or would be necessary in order to meet building and safety codes.

In the event that the City cannot perform this function, the building inspector's report may be prepared by a licensed professional building inspector acceptable to the Executive Director.

If the building inspector's report, accepted by the Executive Director, indicates additional demolition has already occurred or must occur due to the deteriorated state of the walls which were proposed by the applicant to remain, the applicant shall submit a complete amendment request application or a complete application for a new coastal development permit. The application shall address the issue of revisions to the project due to the need for additional demolition. Whether an amendment or a new application is submitted shall be determined by the Executive Director.

No further development may occur until either:

- a) The Executive Director determines, pursuant to the City building inspector's report, that all walls identified as walls to remain are intact and structurally sound; or
- b) The applicant submits an amendment request application if so directed by the Executive Director and the amendment request is subsequently approved by the Coastal Commission and the permit amendment is issued by the Executive Director; or
- c) The applicant submits a new coastal development permit application if so directed by the Executive Director and the coastal development permit is approved by the Coastal Commission and issued by the Executive Director.

5. Final Revised Landscaping Plan

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, in a form and content acceptable to the Executive Director, two (2) sets of a final revised landscaping plan prepared by an appropriately licensed professional which demonstrates the following:
 - (a) Plans depicting the City required specific improvements to the proposed 2,600 sq. ft. area addition to Linda Lane Park at the foot of the canyon slope including: fence realignment, new landscaping and picnic tables;
 - (b) All areas disturbed/affected by construction activities not occupied by structural development (including the house and patios/decks) or other groundcover (e.g. gravel) shall be re-vegetated for habitat enhancement and erosion control purposes;
 - (c) No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.owue.water.ca.gov/docs/wucols00.pdf>). Any existing landscaping that doesn't meet all of the requirements in this special condition shall be removed;

- (d) Any areas disturbed/affected by construction activities in the rear yard (canyon-facing) shall be planted and maintained for erosion control and native habitat enhancement purposes. To minimize the need for irrigation and minimize encroachment of non-native plant species into adjacent existing native plant areas, all landscaping adjacent to the canyon shall consist of drought tolerant plants native to coastal Orange County and appropriate to the habitat type. Native plants shall be from local stock wherever possible;
- (e) Landscaped areas in the front and side yard (street-facing) areas shall consist of native or non-invasive, non-native drought tolerant plant species of 'low water use' or 'very low water use';
- (f) All planting will be completed within 60 days after completion of construction;
- (f) No permanent in-ground irrigation systems shall be installed on the canyon-facing portion of the site. Temporary above ground irrigation is allowed to establish plantings.
- (g) All vegetation shall be maintained in good growing condition throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscaping plan.

B. The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

6. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris

A. The permittee shall comply with the following construction-related requirements:

- (1) No construction materials, debris, or waste shall be placed or stored where it may be subject to wave, wind, rain, or tidal erosion and dispersion;
- (2) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
- (3) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. Debris shall be disposed of outside the coastal zone.
- (4) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control dust and sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters; and

(5) All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.

B. Best Management Practices (BMPs) designed to prevent spillage and/or runoff of construction-related materials, sediment, or contaminants associated with construction activity shall be implemented prior to the on-set of such activity. Selected BMPs shall be maintained in a functional condition throughout the duration of the project. Such measures shall be used during construction:

- (1) The applicant shall ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. It shall be located as far away from the receiving waters and storm drain inlets as possible;
- (2) The applicant shall develop and implement spill prevention and control measures;
- (3) The applicant shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50-feet away from a storm drain, open ditch or surface water; and
- (4) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.

7. Future Development

This permit is only for the development described in Coastal Development Permit No. 5-07-395. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610 (b) shall not apply to the entire parcel. Accordingly, any future improvements to the development authorized by this permit, including but not limited to division of land, repair and maintenance activities identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-07-395 from the Commission or shall require an additional coastal development permit from the Commission.

8. Assumption of Risk, Waiver of Liability and Indemnity

By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from landslide and earth movement; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees

incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

9. Generic Deed Restriction

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowner(s) have executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

Project Location

The proposed project site is an inland canyon lot located at 245 West Marquita in the City of San Clemente, Orange County (Exhibits 1 & 2). The 22,864 square-foot rectangular lot is sited at the corner of West Marquita and Via Mecha. The site consists of a generally flat pad facing West Marquita and descends down approximately 40 feet into Marquita Canyon with Linda Lane Park at the bottom of the canyon. The site fronts Via Mecha to the west and to the east is a multi-family residential building. The lot is developed with an existing 8-unit apartment building built circa 1961 on the flat portion at the top of the lot, a detached non-conforming structure used in the past as a recreation room (located within Marquita Canyon) and a stairway down the canyon face leading from the apartment buildings to Linda Lane Park at the bottom of the canyon. The former recreation room was converted, without benefit of a coastal development permit, into residential use sometime after 1974.

Surrounding development consists of both multiple-family and single-family residences and Linda Lane Park. The nearest public beach access is available at the Linda Lane access point, approximately 120 yards west of the subject site (Exhibit 3). The site is designated as Residential Medium Density (15 units per gross acre) and Architectural and Coastal Overlays in the certified Land Use Plan, the proposed project is consistent with these designations.

Prior Commission Actions

In 1974, the Commission issued Administrative Permit #A-4-3-74-2969 for the addition of a toilet room and patio to an existing detached accessory recreation room of an existing 8-unit apartment building at the subject address.

Project Description

The applicant proposes to demolish the existing 8-unit apartment structure, build a 25 foot high, 21,735 square foot, two-story, 8-unit condominium building over a subterranean parking garage with twenty-three (23) parking spaces, interior remodel to restore the detached 442 sq. ft. non-conforming recreation room, no change to existing stairway on the canyon slope and landscape improvements. Over the years, the detached accessory recreation room has been used as a habitable unit; the applicant proposes to restore its use to a recreation room.

Approximately 1,875 cubic yards of cut are proposed for basement/garage excavation and site preparation. The lowermost subterranean level will be approximately 10 feet below current grade requiring retaining walls to affect the proposed changes in grade. New curb cut access from Via Mecha is proposed instead of the existing access from West Marquita. The proposed new curb cut for access from Via Mecha will not negatively impact on-street parking on Via Mecha as the curb at this location is painted red to accommodate perpendicular parking across the street. New on-street parking spaces will be gained on West Marquita as the existing curb cuts will be closed and replacement with new sidewalk creating new on-street parking on the residential street. Excess material will be disposed of at an appropriate site outside the Coastal Zone. Project plans are included as Exhibit 5. Also proposed is a tentative parcel map for condominium purposes and a lot line adjustment to reflect a "land swap" between the City (a 4,639 sq. ft. parkway parallel to Via Mecha) and the applicant (a 2,600 sq. ft. canyon slope/bottom adjacent to Linda Lane Park) making possible project access from Via Mecha and providing the City an addition to Linda Lane Park. An appraisal conducted on behalf of the City verified that the land areas were equal in monetary value.

The height and story levels of surrounding development vary greatly. The site is located within 300 feet of a City designated historic structure in the vicinity but not immediately adjacent to the site. The proposed project is considered infill development within a neighborhood with a variety of densities and building heights. With a maximum height of 25', the project is consistent with the character, scale and height limit of the surrounding area. Future modifications and/or additions to the structures must also respect the pattern of development in the surrounding area and avoid adverse impacts to nearby historic structures. The site is visible from the public park at the foot of the canyon and from the public beach. No coastal public views will be affected by the proposed project.

B. ENVIRONMENTALLY SENSITIVE HABITAT AREA (ESHA)

Section 30240 of the Coastal Act states:

- (a) *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*
- (b) *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

San Clemente's certified Land Use Plan (LUP) discusses the importance of coastal canyons and states:

In most cases, coastal canyons are designated for natural open space, which limits potential development and helps to ensure preservation.

Policy VII.12 of the certified LUP states:

Encourage activities which improve the natural biological value, integrity and corridor function of the coastal canyons through vegetation restoration, control of alien plants and animals, and landscape buffering.

Policy XV.13 of the certified LUP states:

The removal of native vegetation and the introduction of non-native vegetation in the canyons shall be minimized. The use of native plant species in and adjacent to the canyons shall be encouraged.

The policy in the certified LUP concerning setbacks on coastal canyons is found in Chapter 3, Section 302 G, policy VII.15, and states:

New development shall not encroach into coastal canyons and shall be set back either:

- a. a minimum of 30% of the depth of the lot, and not less than 15 feet from the canyon edge; or*
- b. a minimum of 30% of the depth of the lot, and set back from the line of native vegetation (not less than 15 feet from coastal sage scrub vegetation or not less than 50 feet from riparian vegetation); or*
- c. in accordance with house and deck/patio string lines drawn between the nearest corners of the adjacent structures.*

The development setback shall be established depending on site characteristics.

Canyon Setback

The proposed development is located adjacent to Palizada Canyon, (a.k.a., Marquita Canyon) one of seven coastal canyons designated as environmentally sensitive habitat area (ESHA) in the certified LUP. The applicant's property extends to the canyon bottom. No portion of the applicant's development area contains resources that rise to the level of ESHA. This portion of the canyon is considered somewhat degraded due to the presence of both native and non-native plant species on the canyon slope and the presence of a municipal public park at the bottom of the canyon. Nevertheless, preservation and enhancement of the City's coastal canyons is a goal supported by both the environmental protection policies of the Coastal Act, and the certified Land Use Plan (LUP). Encroachment into the canyon by development increases the potential for the introduction of non-native plant species, and predation of native species by domestic animals, and destabilization of the canyon from excess irrigation. Encroaching development also threatens the visual quality of the canyons. The above-cited policies of the LUP were designed for habitat protection and enhancement; to minimize visual impacts and landform alteration; and to avoid cumulative adverse impacts of development encroachment into the canyon.

The site is currently developed with an existing 8-unit apartment structure built circa 1961 (pre-Coastal Act). This main structure is setback from the canyon edge and meets the 15 feet from the canyon edge setback canyon setback policy established in the City's 1995 certified LUP. The site

was also originally developed with a detached accessory recreation room constructed on a graded pad within the canyon slope. Due to its location on the canyon slope, this accessory structure is considered a non-conforming structure as it does not conform with the canyon setback policies in the City of San Clemente's certified LUP.

The new proposed 8-unit condominium structure would also comply with the 15 feet from the canyon edge setback policy and would not result in further canyon ward encroachment; however, the applicant proposes to maintain the non-conforming canyon-encroaching structure and restoring its recreation room use with minor exterior improvements such as paint, new door, new windows and a roof to match the façade of the new condominiums as part of the site re-development. As proposed, the pre-Coastal Act recreation room would remain an encroachment into the canyon overlooking the public park. Additionally, there is an approximately 40 ft. long non-conforming concrete stairway on the canyon slope leading from the non-conforming recreation room to Linda Lane Park at the bottom of the canyon that also appears to be pre-Coastal Act. The applicant is not proposing any changes or improvements to the concrete stairs.

Typically, when a site is redeveloped, any existing project non-conformities are addressed by the new project. Relocation or removal of the non-conforming structure(s) is usually considered as well as the benefit(s) to coastal resources. For instance, if a non-conforming structure is subject to hazards, relocation or removal is a strong consideration. In this case, the geotechnical report (discussed later in this report) found the foundations of the detached accessory structure supported on shallow footings are embedded in competent sandy terrace deposit soils that have a static factor of safety in excess of 1.5. Therefore, the accessory recreation room is considered structurally sound. This portion of Palizada Canyon is highly urbanized (due to the presence of a public recreational park) therefore the visual quality of a natural canyon does not currently exist at this site. While the demolition of the non-conforming structure would have some visual benefit over the long term, such removal at this time would not greatly minimize visual impacts. However, abatement of the non-conforming structure should eventually be considered, such as at the point in time when the structure has reached the end of its economic/useful life. Thus, the economic/useful life of the existing structure should not be substantially extended. The applicant is proposing some minor upgrades to the exterior of the existing structure, such as replacement of windows and doors in their present location, a metal roof over the existing roof (to match proposed new 8-unit structure), and painting. None of these changes are anticipated to extend the life of the existing structure. The existing walls, including wall coverings (i.e. stucco), structural components of the walls, electrical, plumbing, structural components of the roof, floors and foundations will not be modified no additional area and/or fixtures are proposed for the bathroom. Any upgrade, modification and/or any other form of development related to the existing non-conforming structures (including repair and maintenance) is prohibited unless authorized in accordance with a separate Commission action.

Special Condition 5 informs the applicant that any future development at the site requires an amendment to this permit or a new coastal development permit. Future development includes, but is not limited to, structural additions, landscaping and fencing. Furthermore, **Special Condition 7** requires a generic deed restriction to ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit.

Landscaping

San Clemente's certified LUP advocates the preservation of native vegetation and discourages the introduction of non-native vegetation in coastal canyons. While no rare or endangered species have been reported to exist within the coastal canyon habitat of San Clemente, the City has designated all coastal canyons, including Marquita Canyon, as environmentally sensitive habitat

areas, as depicted in Exhibit 4. The coastal canyons act as open space and potential wildlife habitat, as well as corridors for native fauna. Decreases in the amount of native vegetation due to displacement by non-native vegetation have resulted in cumulative adverse impacts upon the habitat value of the canyons. As such, the quality of canyon habitat must be assessed on a site-by-site basis.

The canyon adjacent to the subject site is considered degraded due to the presence of both native and non-native plant species on the canyon slope and due to the presence of a municipal recreational park within the base of the canyon. Therefore, the site or any portion thereof qualifies as ESHA. However, to decrease the potential for canyon instability, deep-rooted, low water use, plants, preferably native to coastal Orange County should be selected for general landscaping purposes in order to minimize irrigation requirements and saturation of underlying soils. Low water use, drought tolerant, native plants require less water than other types of vegetation, thereby minimizing the amount of water introduced into the canyon slope. Drought resistant plantings and minimal irrigation encourage root penetration that increases slope stability. The term drought tolerant is equivalent to the terms 'low water use' and 'ultra low water use' as defined and used by "A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California" (a.k.a. WUCOLS) prepared by University of California Cooperative Extension and the California Department of Water Resources dated August 2000 available at <http://www.owue.water.ca.gov/landscape/pubs/pubs.cfm>.

Additionally, since the proposed development is adjacent to a coastal canyon where the protection and enhancement of habitat values is sought, the placement of vegetation that is considered to be invasive which could supplant native vegetation should not be allowed. Invasive plants have the potential to overcome native plants and spread quickly. Invasive plants are generally those identified by the California Invasive Plant Council (<http://www.cal-ipc.org>) and California Native Plant Society (www.CNPS.org) in their publications. The Commission typically requires that applicants utilize native plant species, particularly along coastal canyons. In the areas on the canyon ward side of the lot, landscaping should consist of plant species native to coastal Orange County only. Elsewhere on the site, while the use of native plants is still encouraged, non-native plant species that are drought-tolerant and non-invasive may be used.

The applicant submitted a landscape plan proposing plants appropriate to a coastal canyon habitat such as coyote bush, ceanothus and monkey flower to improve the habitat value of the canyon slope. However, plants of 'high water use' and 'medium water use' (e.g., Tasmanian tree fern, fiber optics plant, Canton fishtail palm, King palm, bird or paradise and daylilies) are also proposed throughout the rest of the site.

Additionally, the proposed lot line adjustment will provide a 2,600 sq. ft. addition to Linda Lane Park at the foot of the canyon slope. As part of the land swap/lot line adjustment approval, the City required specific improvements to the newly added park area including: fence realignment, new landscaping and picnic tables. **Special Condition 3** requires prior to issuance of the permit, the applicant submittal of a revised final landscape plan that replaces plants requiring 'high and medium water use' with non-invasive plants of 'low water use' or 'ultra low water use' and maintaining an appropriate native plant palette for the canyon ward portion of the lot and submittal of plans outlining the proposed Linda Lane Park improvements.

C. GEOLOGIC STABILITY

Coastal Act Policies

Section 30253 of the Coastal Act states:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The geologic stability of the site has been evaluated in a Preliminary Geotechnical Investigation Report conducted by David A. Purkins, P.E. dated September 18, 2006. The geotechnical report states that the construction of the proposed residence is feasible provided the applicant complies with the recommendations contained in the report. The geotechnical report includes recommendations focusing on grading and site preparation, foundation design, and drainage. The grading on this project will involve soil cuts for the basement/parking garage level and to create finished grades. The report recommends a combination of continuous footings, isolated pad footings and caissons for the foundation of the new 8-unit condominium structure. No groundwater was encountered in the exploratory excavations at the site. Slumps or landslides were not identified. The Commission imposes **Special Condition 2** requiring the applicant to provide final plans indicating conformance with the geotechnical report requirements.

In a letter dated September 19, 2007, the consulting Civil Engineer, David A. Purkis, PE advised against demolition of the detached accessory structure located on the canyon slope and grading to repair damage to the slope as the depth of the existing foundation (possibly caissons) was unknown and the limits of disturbance could not be readily predicted. In a supplemental geotechnical investigation dated April 28, 2008, Mr. Purkis notes that an exploratory excavation revealed the structure to be supported on shallow footings and a slope stability analysis indicates that a setback trace of 30 degrees from the horizontal has a minimum factor of safety of 1.5. The foundations of the detached structure are embedded in competent sandy terrace deposit soils that have a static factor of safety in excess of 1.5. Therefore, the accessory recreation room is considered structurally sound. No changes to the foundation of that structure were identified or proposed. Any such work would require Commission review in accordance with Special Condition 5.

In order to ensure that development on the site does not occur which could potentially adversely impact the geologic stability and/or visual impacts, the Commission imposes **Special Condition 5**. This condition informs the applicant that future development at the site requires an amendment to this permit (5-07-395) or a new coastal development permit.

D. WATER QUALITY

Section 30230 of the Coastal Act states, in pertinent part:

Marine resources shall be maintained, enhanced, and where feasible, restored...

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The protection of water quality is an important aspect of the Coastal Act. Water from the project site will flow into the City of San Clemente's storm drain system ultimately draining to the Pacific Ocean. Beach closures occurring throughout Orange County are typically attributed to polluted urban runoff discharging into the ocean through outfalls. As illustrated by these beach closures, polluted runoff negatively affects both marine resources and the public's ability to access coastal resources.

Storage or placement of construction materials, debris, or waste in a location subject to erosion and dispersion or which may be discharged into coastal water via rain or wind would result in adverse impacts upon the marine environment that would reduce the biological productivity of coastal waters. For instance, construction debris entering coastal waters may cover and displace soft bottom habitat. Sediment discharged into coastal waters may cause turbidity, which can shade and reduce the productivity of foraging avian and marine species' ability to see food in the water column. In order to minimize adverse construction-related impacts upon marine resources, **Special Condition 4** provides construction-related requirements to provide for the safe storage of construction materials and the safe disposal of construction debris. These best management practices (BMP) are designed to minimize erosion and prevent debris from entering the adjacent canyon or the storm drain system leading to the ocean. This condition requires the applicant to remove any and all debris resulting from construction activities within 24 hours of completion of the project. In addition, all construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.

Permanent drainage control measures are essential in order to decrease irrigation or rain runoff from flowing over the canyon slope. After construction, site runoff will be directed away from the canyon slopes and into area drains throughout the site and piped directly to existing City storm drains at Via Mecha and West Marquita, per City requirements. The applicant has submitted a preliminary grading plan/drainage plan showing a trench drain at the bottom of the underground parking garage ramp and showing surface and sheet runoff from roof gutters and site area drains routed through filter inserts in drain boxes prior to discharge into existing City storm drain facilities. **Special Condition 1** requires the applicant comply with the proposed drainage/runoff control plan.

Combined with the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, the project will minimize the project's adverse impact on coastal waters to such an extent that it will not have a significant impact on marine resources, biological productivity or coastal water quality. Therefore, the Commission finds that the proposed development, as conditioned, conforms to Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to protect marine resources, promote the biological productivity of coastal waters and to protect human health.

E. PUBLIC ACCESS AND RECREATION

Section 30212(a)(2) of the Coastal Act states, in pertinent part:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(2) adequate access exists nearby

Section 30252 of the Coastal Act states, in relevant part:

The location and amount of new development should maintain and enhance public access to the coast by...

(4) providing adequate parking facilities or providing substitute means of serving the development with public transportation.

The nearest public access to the beach is available at the Linda Lane coastal access point, approximately 120 yards south of the subject site (Exhibit 3). The proposed development does not impact access either directly or indirectly to the ocean. As such, the development will not create adverse impacts, either individually or cumulatively, on public access and will not block public access from the first public road to the shore. Adequate access exists nearby.

When a private development does not provide adequate on-site parking, users of that development who arrive by automobile are forced to occupy public parking used by visitors to the coastal zone. Linda Lane Park, a local recreation park is located immediately south of the project site and the Linda Lane coastal access point is approximately 120 yards west of the site. The relative proximity of these public coastal access facilities to the project site gives good reason for the need for adequate parking for private development. Insufficient parking on the project site may result in users of that development taking up spaces that the public may use to access areas such as the public beach and Linda Lane Park. Thus, all private development must provide adequate on-site parking to minimize adverse impacts on public access.

The Commission has consistently found that two parking spaces are adequate to satisfy the parking demand generated by one individual residential unit. The proposed development will have a total of twenty-three (23) parking spaces, two designated parking spaces for each of the eight units, six guest parking spaces and one designated disabled person parking space. As proposed, the development is consistent with the Commission's typically applied parking standards and would not affect the public's ability to gain access to and/or to make use of the coast and nearby recreational facilities. Furthermore, the proposed new curb cut for access from Via Mecha will not negatively impact on-street parking on Via Mecha as the curb at this location is painted red to accommodate perpendicular parking across the street. New on-street parking spaces will be gained on West Marquita with the removal of the old driveway curb cuts and replacement with new sidewalk. The on-street parking meters on the south end of Via Mecha adjacent to Linda Lane Park will not be affected by the proposed project. Therefore, the Commission finds the project consistent with Section 30212 and Section 30252 of the Coastal Act.

F. LOCAL COASTAL PROGRAM

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The Commission certified the Land Use Plan for the City of San Clemente on May 11, 1988, and certified an amendment in October 1995. On April 10, 1998, the Commission certified with suggested modifications the Implementation Plan portion of the Local Coastal Program. The

suggested modifications expired on October 10, 1998. The City re-submitted on June 3, 1999, but withdrew the submittal on October 5, 2000.

The proposed development is consistent with the policies contained in the certified Land Use Plan. Moreover, as discussed herein, the development, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. Therefore, approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program for San Clemente that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).

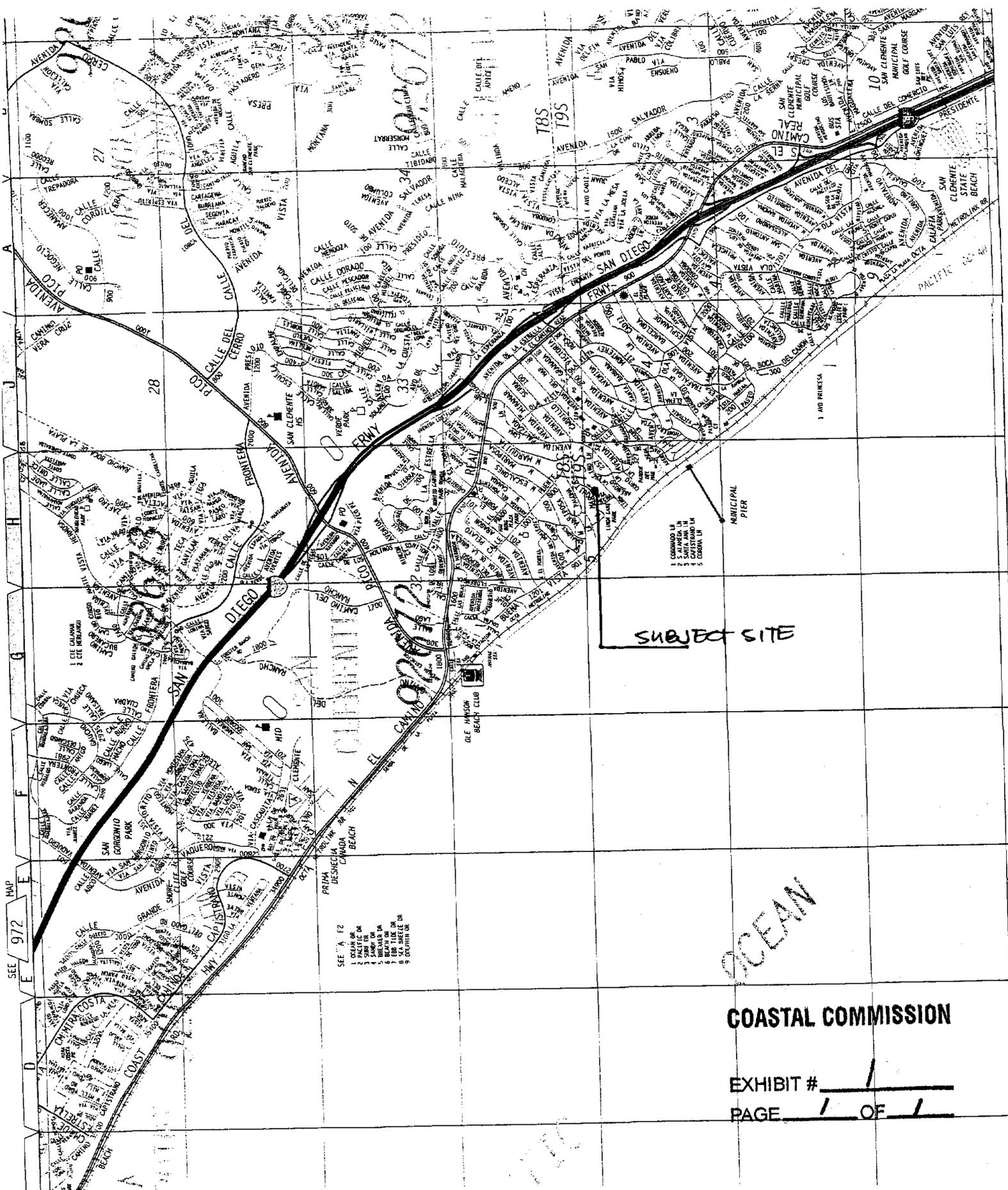
G. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096(a) of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or further feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The City of San Clemente Planning Division is the lead agency for California Environmental Quality Act (CEQA) purposes. On October 16, 2007, the City deemed the proposed project Categorical Exempt pursuant to CEQA Guidelines Section 15332 as the project consists of infill development. Mitigation measures were not required with approval of this CEQA document. The Coastal Commission adopts additional mitigation measures, found below, to ensure that the proposed project will conform with the requirements of the Coastal Act.

The proposed project is located in an urban area. All infrastructure necessary to serve the site exists in the area. As conditioned, the proposed project has been found consistent with the public access, water quality, and affordable housing policies of the Coastal Act. Mitigation measures include: special conditions related to conformance with the submitted drainage/run-off control plan; conformance with geotechnical recommendations; final revised landscape plans; storage of construction materials, mechanized equipment and removal of construction debris; future improvements to return to the Commission for review and assumption of risk, waiver of liability and indemnity.

As conditioned, there are no feasible alternatives or additional feasible mitigation measures beyond those required, which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



SEE MAP 912

- SEE "A" F2
- 1 OCEAN OR
 - 2 PACIFIC OR
 - 3 SAN JUAN BEACH OR
 - 4 SAN JUAN BEACH OR
 - 5 SAN JUAN BEACH OR
 - 6 SAN JUAN BEACH OR
 - 7 SAN JUAN BEACH OR
 - 8 SAN JUAN BEACH OR
 - 9 SAN JUAN BEACH OR

SUBJECT SITE

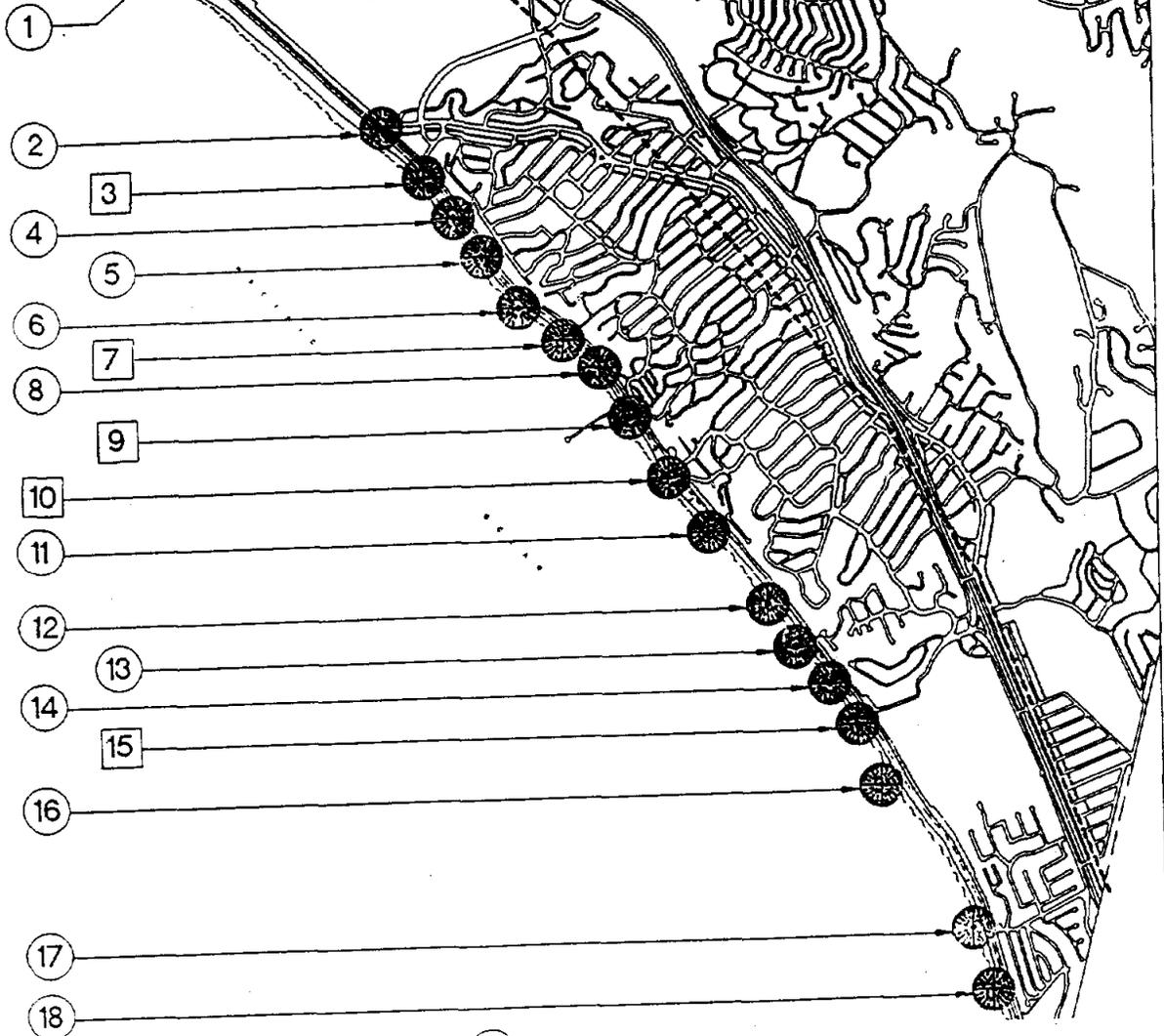
OCEAN

COASTAL COMMISSION

EXHIBIT # 1

PAGE 1 OF 1

Coastal Zone Boundary



□ Primary Access ○ Secondary Access

ESTRELLA-NORTH	1 - POCHÉ	PRESIDIO-CENTRAL	10 - T- STREET
	2 - CAPISTRANO SHORES		11 - BOCA DEL CANON
	3 - NORTH BEACH		12 - LOST WINDS
PICO-PALIZADA	4 - DJE COURT		13 - RIVERA
	5 - EL PORTAL		14 - MONTALVO
	6 - MARIPOSA	CALAFIA-SOUTH	15 - AVE. CALAFIA
PRESIDIO-CENTRAL	7 - LINDA LANE PARK		16 - SAN CLEMENTE STATE PARK
	8 - CORTO LANE		17 - AVE. DE LAS PALMERAS
	9 - MUNICIPAL PIER		18 - CALLE ARIANA

COASTAL COMMISSION

EXHIBIT # 3

PAGE 1 OF 1

FIGURE 2-5

**CITY OF SAN CLEMENTE
COASTAL ACCESS POINTS**



Coastal Zone Boundary

- Palizada Canyon
- Trafalgar Canyon
- Toledo Canyon
- Lobos Marinos Canyon
- Riviera Canyon
- Montalvo Canyon
- Cañada Canyon

COASTAL COMMISSION

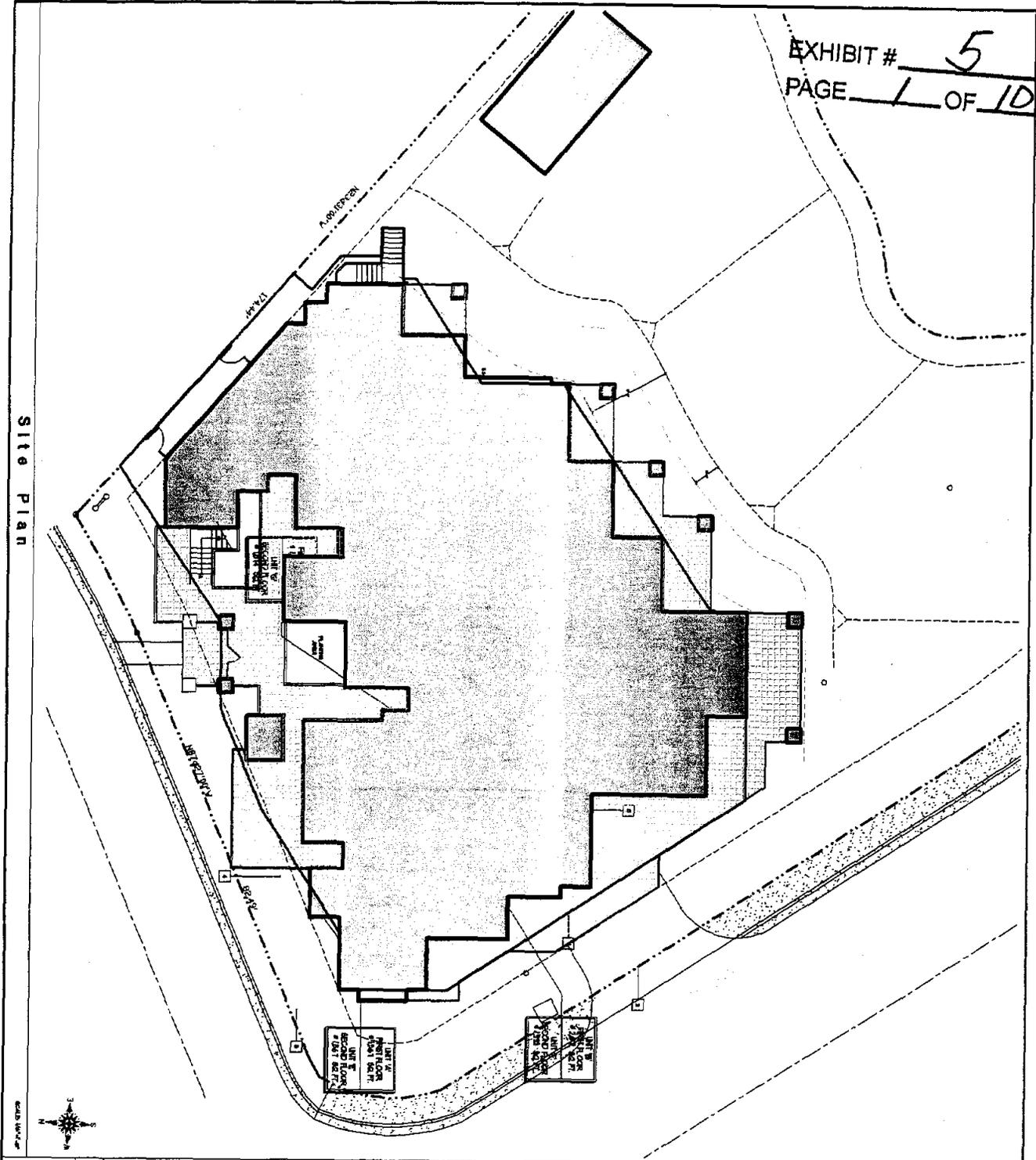
EXHIBIT # 4
PAGE 1 OF 1



FIGURE 2-1



CITY OF SAN CLEMENTE
COASTAL CANYONS/ ENVIRONMENTALLY SENSITIVE HABITAT AREAS



Site Plan

Site Keynotes

- 1. PERMIT LINE
- 2. UNIT CORNER (UNIT #) (AREA) (L)
- 3. UNIT CORNER (AREA) (L)
- 4. UNIT PERIMETER (AREA) (L)
- 5. UNIT CORNER (AREA) (L)
- 6. UNIT CORNER (AREA) (L)
- 7. UNIT CORNER (AREA) (L)
- 8. UNIT CORNER (AREA) (L)

Site General Notes

1. ALL CONCRETE SHALL BE CAST IN PLACE.
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3. ALL CONCRETE SHALL BE CAST IN PLACE.
4. ALL CONCRETE SHALL BE CAST IN PLACE.
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8. ALL CONCRETE SHALL BE CAST IN PLACE.
9. ALL CONCRETE SHALL BE CAST IN PLACE.
10. ALL CONCRETE SHALL BE CAST IN PLACE.

Site Legend

- 1. PERMIT LINE
- 2. UNIT CORNER (UNIT #) (AREA) (L)
- 3. UNIT CORNER (AREA) (L)
- 4. UNIT PERIMETER (AREA) (L)
- 5. UNIT CORNER (AREA) (L)
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- 7. UNIT CORNER (AREA) (L)
- 8. UNIT CORNER (AREA) (L)

Michael Luna & Associates

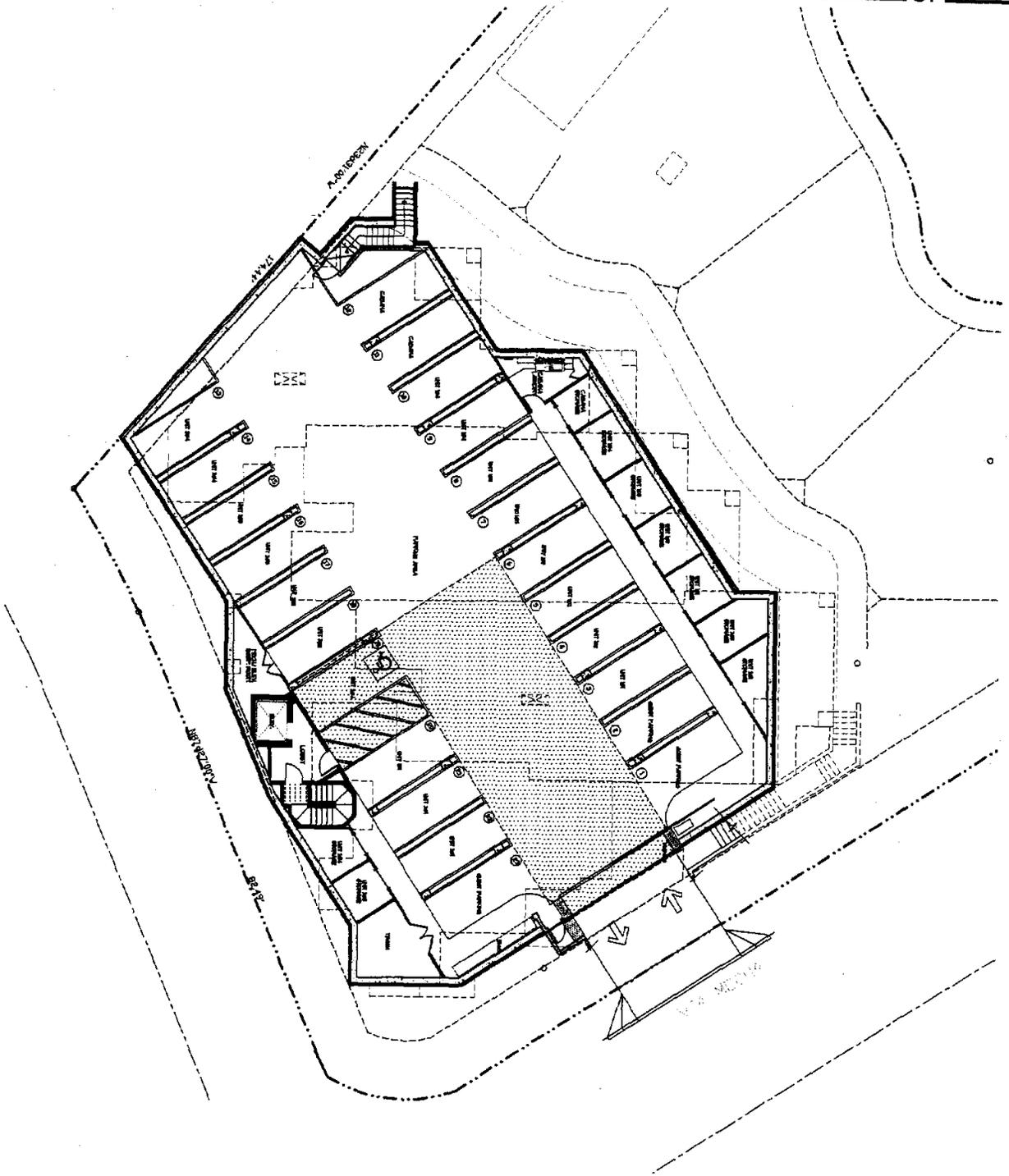
3545 W. Ave. Margate
Suite 100
Margate, California

The Beach House Condominium Project

Site Plan

A1.0

Basement Plan



Scale: 1/8" = 1'-0"

A2.1

Project No.	2000-001
Site No.	2000-001
Sheet No.	A2.1
Revision	
1	Issue for Review
2	Issue for Construction
3	Final Issue



Basement Plan

548 W. Ave. Margate
San Clemente
California

The
Beach House
Condominium
Project

Architect

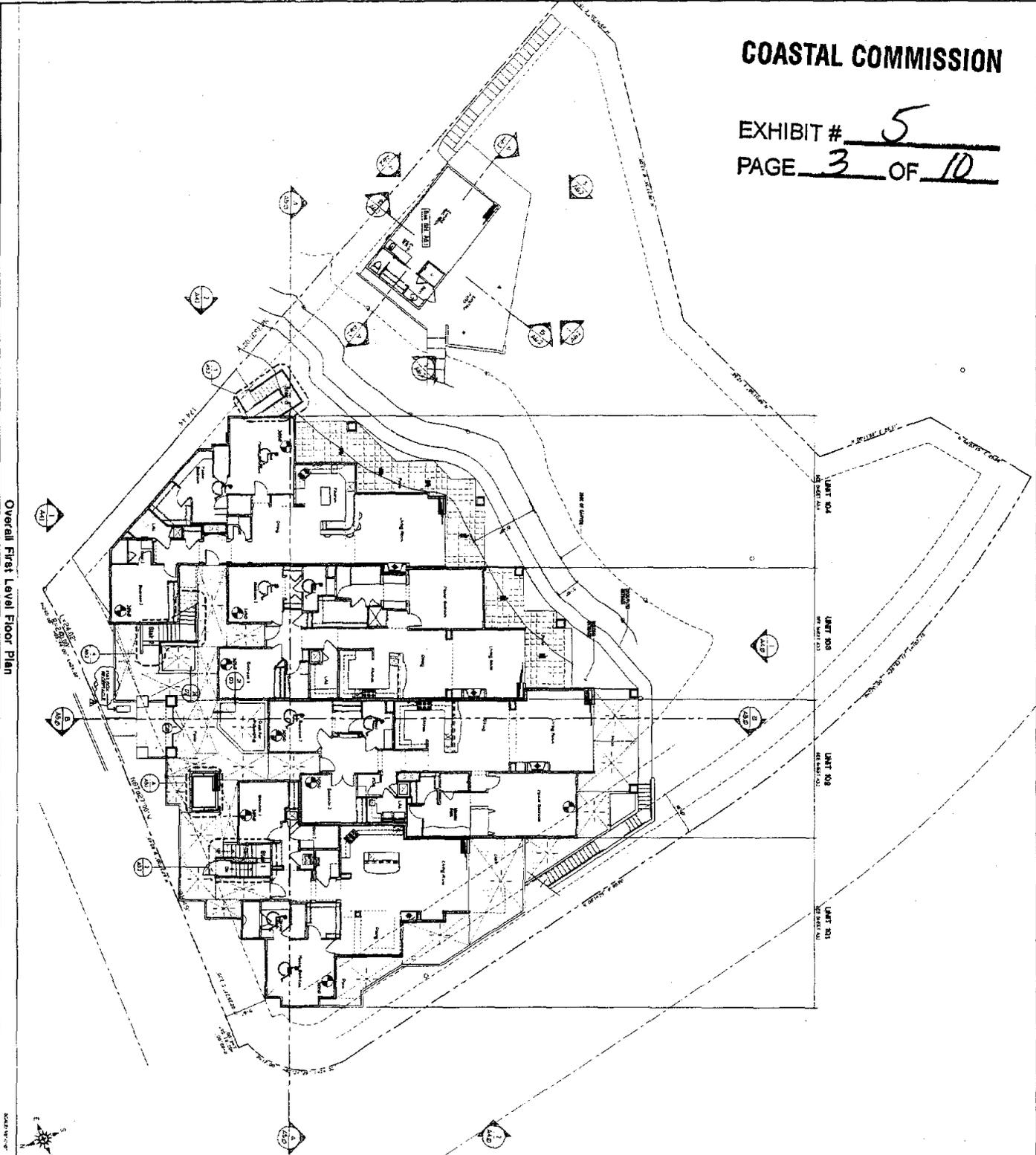
Michael
Luma
&
Associates
Architects

Michael
Luma

COASTAL COMMISSION

EXHIBIT # 5
PAGE 3 OF 10

Overall First Level Floor Plan



Wall Legend & Notes

1. ALL WALLS ARE CONCRETE UNLESS NOTED OTHERWISE.

2. WALLS ARE FINISHED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.

3. WALLS ARE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.

4. WALLS ARE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.

5. WALLS ARE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.

6. WALLS ARE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.

7. WALLS ARE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.

8. WALLS ARE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.

9. WALLS ARE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.

10. WALLS ARE FINISHED WITH 1/2" GYPSUM BOARD ON ONE SIDE AND 1/4" GYPSUM BOARD ON THE OTHER SIDE.

Floor Plan Keynotes

1. 1/2" GYPSUM BOARD

2. 1/4" GYPSUM BOARD

3. 1/2" GYPSUM BOARD

4. 1/4" GYPSUM BOARD

5. 1/2" GYPSUM BOARD

6. 1/4" GYPSUM BOARD

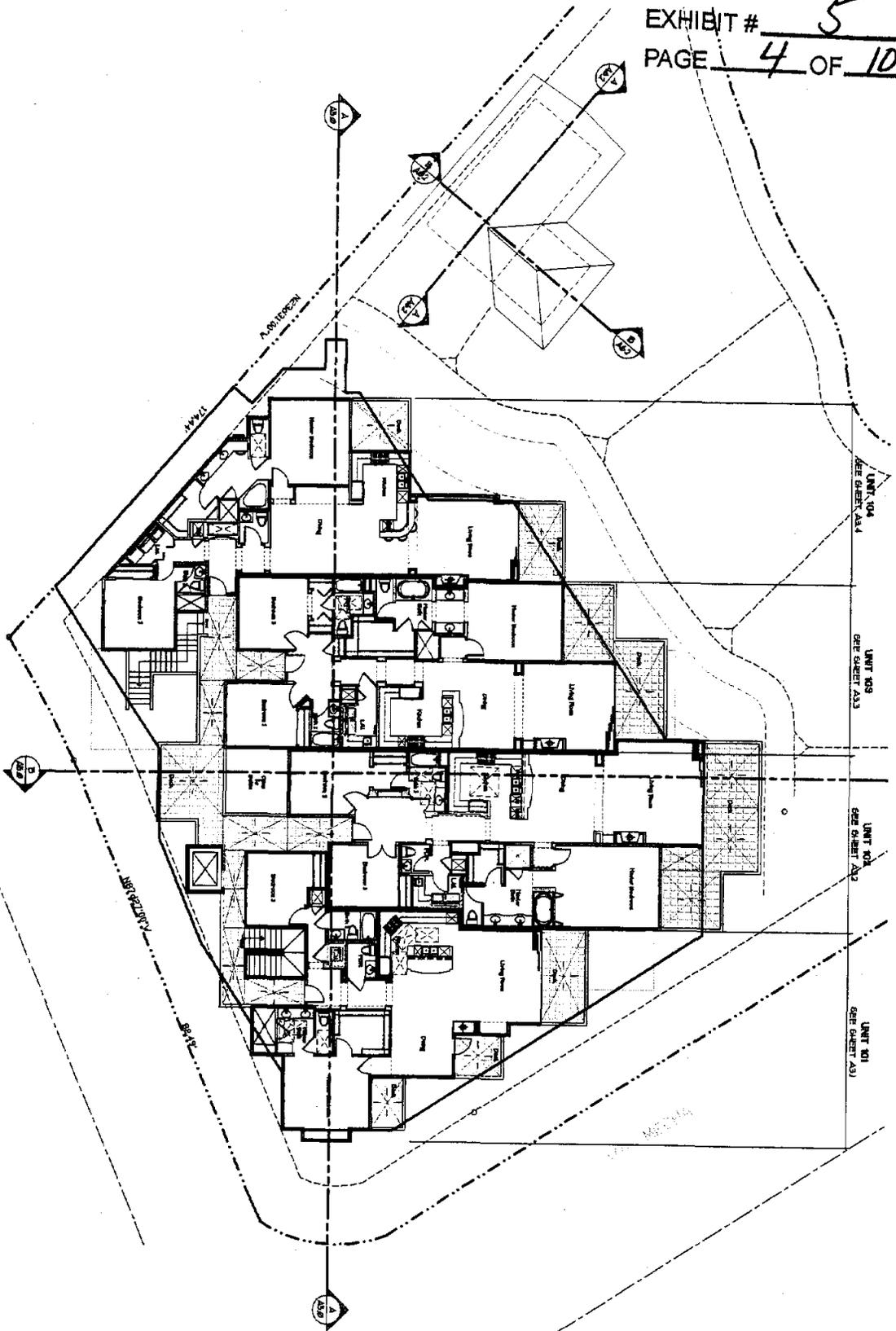
7. 1/2" GYPSUM BOARD

8. 1/4" GYPSUM BOARD

9. 1/2" GYPSUM BOARD

10. 1/4" GYPSUM BOARD

Second Floor Plans



COASTAL COMMISSION

A2.3

Architect	Michael Luna & Associates
Engineer	Michael Luna & Associates
Contractor	Michael Luna & Associates
Interior Designer	Michael Luna & Associates
Structural Engineer	Michael Luna & Associates
Mechanical Engineer	Michael Luna & Associates
Electrical Engineer	Michael Luna & Associates
Plumbing Engineer	Michael Luna & Associates
Fire Protection Engineer	Michael Luna & Associates
Other	Michael Luna & Associates



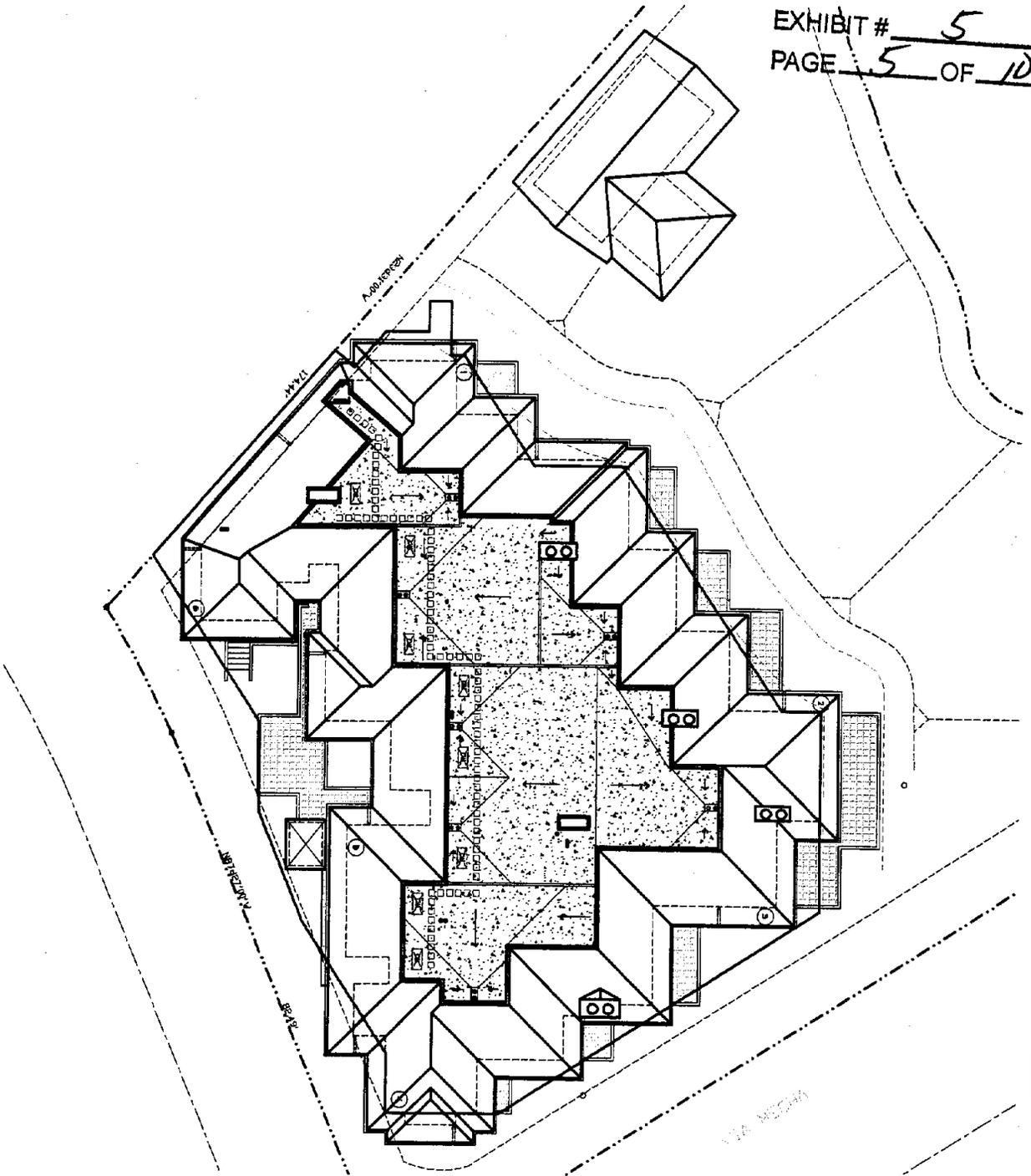
Floor Plans

548 W. Ave. Margate
San Clemente
California

The
Beach House
Condominium
Project

Michael
Luna
&
Associates
Architects
Engineers
Interior Designers
Contractors

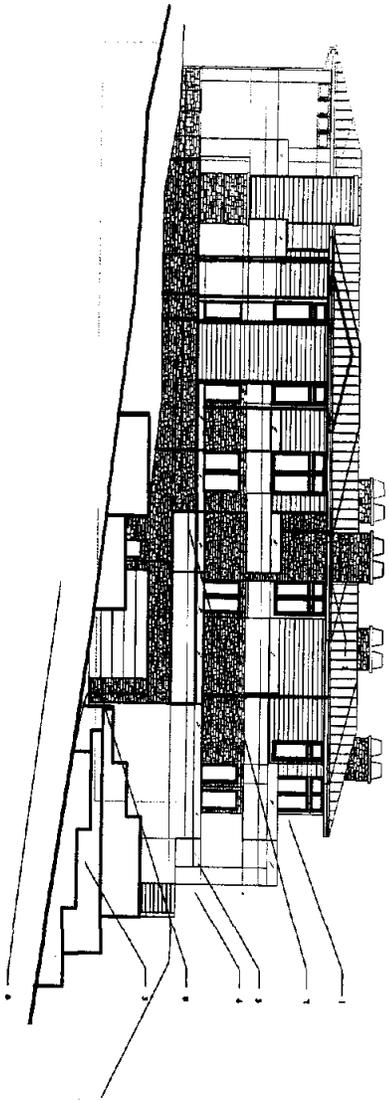
Roof Plan



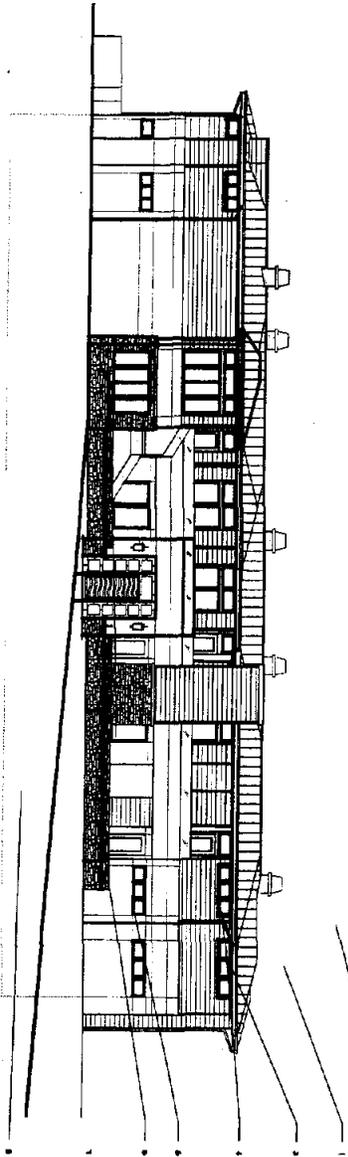
Roof Height Analysis

ROOF ELEV.	1	2	3	4	5
ROOF CENTER	7'10"	7'10"	7'10"	7'10"	7'10"
ROOF EDGE	7'10"	7'10"	7'10"	7'10"	7'10"
TOTAL HEIGHT / 4 - 11'4"					

- 1 ALL ROOF ELEVATIONS TO BE AS SHOWN
- 2 CHANGE
- 3 FINISH FLOOR FINISH TO BE AS SHOWN
- 4 FINISH FLOOR FINISH TO BE AS SHOWN
- 5 FINISH FLOOR FINISH TO BE AS SHOWN



Right Elevation



Front Elevation

1. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE COASTAL COMMISSION. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL 30 DAYS PRIOR TO INSTALLATION. ALL MATERIALS SHALL BE SUBMITTED TO THE COASTAL COMMISSION FOR APPROVAL 30 DAYS PRIOR TO INSTALLATION. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT AND THE COASTAL COMMISSION FOR APPROVAL 30 DAYS PRIOR TO INSTALLATION. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT AND THE COASTAL COMMISSION FOR APPROVAL 30 DAYS PRIOR TO INSTALLATION.

Elevation Keynotes

- (1) ARCHITECT'S APPROVAL
- (2) ARCHITECT'S APPROVAL
- (3) ARCHITECT'S APPROVAL
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- (8) ARCHITECT'S APPROVAL
- (9) ARCHITECT'S APPROVAL
- (10) ARCHITECT'S APPROVAL

A3.0

Project No.	248
Site No.	248
Sheet No.	248
Scale	AS SHOWN
Notes	SEE ELEVATION KEYNOTES
Revisions	SEE ELEVATION KEYNOTES
Approved	SEE ELEVATION KEYNOTES
Checked	SEE ELEVATION KEYNOTES
Drawn	SEE ELEVATION KEYNOTES
Date	SEE ELEVATION KEYNOTES



Exterior Elevations

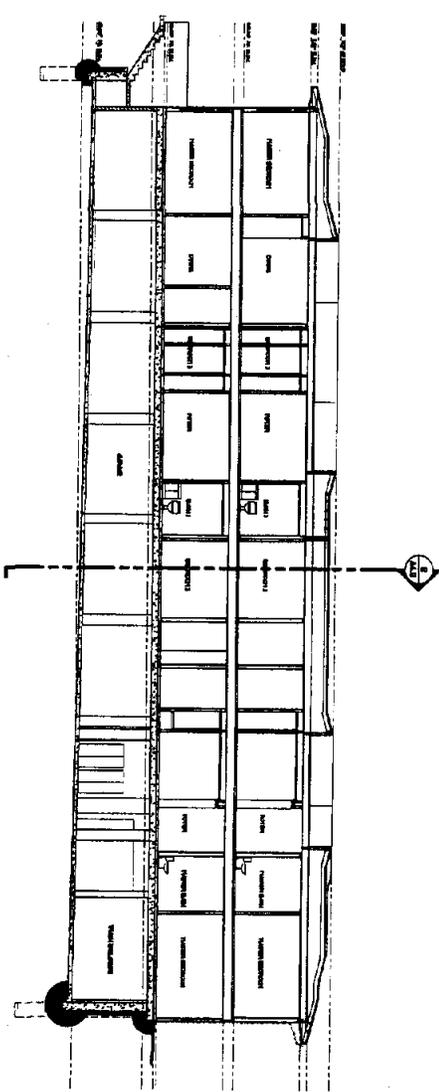
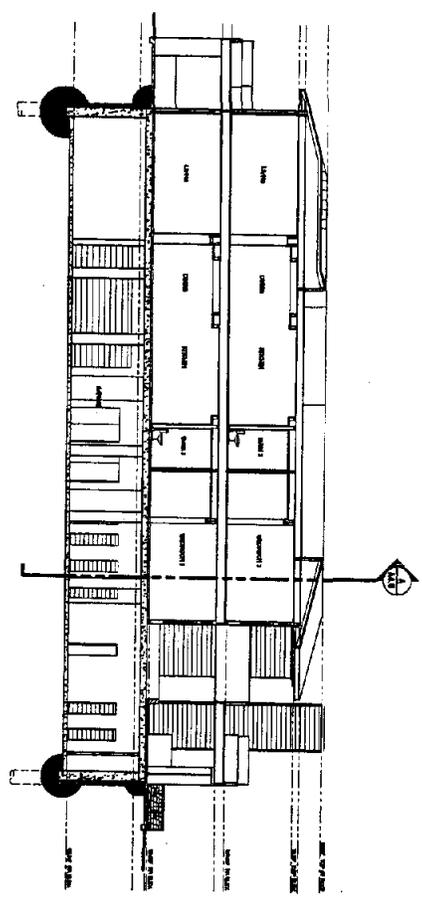
248 W. Ave. Highway
San Clemente
California

The Beach House
Condominium
Project

Michael Luna & Associates

Architect

12345 Main Street
San Clemente, CA 92673
Tel: (949) 123-4567
Fax: (949) 123-4568
www.michael-luna.com



Sections

- 1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
- 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
- 3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
- 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.
- 5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL FIRE DEPARTMENT.
- 6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL PLANNING COMMISSION.
- 7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HISTORIC COMMISSION.
- 8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL LANDmarks COMMISSION.
- 9. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ARCHITECTURAL BOARD.
- 10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ARTS AND CULTURE COMMISSION.
- 11. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL COMMUNITY DEVELOPMENT COMMISSION.
- 12. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ECONOMIC DEVELOPMENT COMMISSION.
- 13. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ENVIRONMENTAL COMMISSION.
- 14. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HOUSING COMMISSION.
- 15. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL INFRASTRUCTURE COMMISSION.
- 16. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL LABOR RELATIONS COMMISSION.
- 17. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL LEGISLATURE.
- 18. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL POLICE DEPARTMENT.
- 19. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL PUBLIC WORKS DEPARTMENT.
- 20. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL SCHOOL DISTRICT.
- 21. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL SOCIAL SERVICES DEPARTMENT.
- 22. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL TRANSPORTATION DEPARTMENT.
- 23. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL UTILITIES DEPARTMENT.
- 24. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL WATER DEPARTMENT.
- 25. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL WASTE MANAGEMENT DEPARTMENT.
- 26. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ZONING COMMISSION.

- 01. REVISIONS
- 02. REVISIONS
- 03. REVISIONS
- 04. REVISIONS
- 05. REVISIONS
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- 49. REVISIONS
- 50. REVISIONS

Elevation Keynotes

Michael Luna & Associates

Architects

248 W. Ave. Margate
Fort Lauderdale
Florida

The Beach House Condominium Project

Sections

Scale: 1/8" = 1'-0"

DATE: 11/11/11

PROJECT: BEACH HOUSE CONDOMINIUM PROJECT

OWNER: BEACH HOUSE CONDOMINIUM ASSOCIATES

ARCHITECT: MICHAEL LUNA & ASSOCIATES

ENGINEER: JAMES H. HARRIS, P.E.

LANDSCAPE ARCHITECT: JAMES H. HARRIS, P.E.

INTERIOR DESIGNER: JAMES H. HARRIS, P.E.

MECHANICAL ENGINEER: JAMES H. HARRIS, P.E.

ELECTRICAL ENGINEER: JAMES H. HARRIS, P.E.

PLUMBING ENGINEER: JAMES H. HARRIS, P.E.

STRUCTURAL ENGINEER: JAMES H. HARRIS, P.E.

ENVIRONMENTAL ENGINEER: JAMES H. HARRIS, P.E.

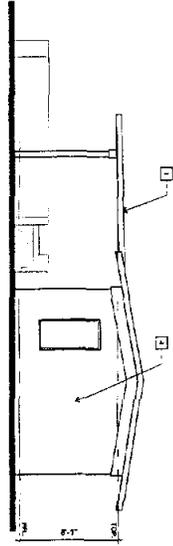
TRANSPORTATION ENGINEER: JAMES H. HARRIS, P.E.

UTILITIES ENGINEER: JAMES H. HARRIS, P.E.

WATER ENGINEER: JAMES H. HARRIS, P.E.

WASTE MANAGEMENT ENGINEER: JAMES H. HARRIS, P.E.

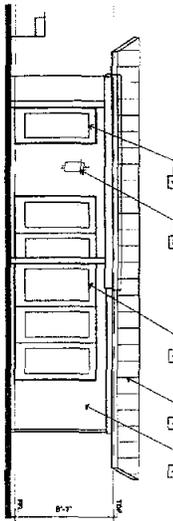
ZONING ENGINEER: JAMES H. HARRIS, P.E.



Right Elevation

Scale 1/8" = 1'-0"

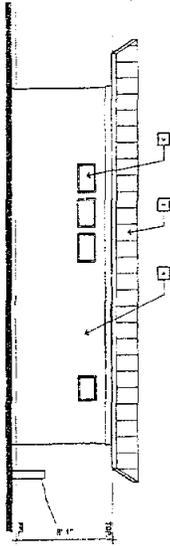
3



Front Elevation

Scale 1/8" = 1'-0"

1



Rear Elevation

Scale 1/8" = 1'-0"

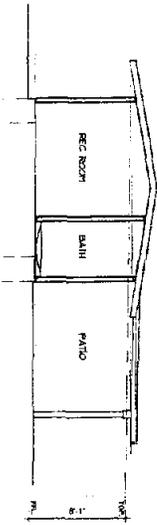
4



Left Elevation

Scale 1/8" = 1'-0"

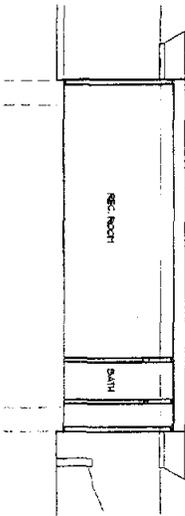
2



Section 'B'

Scale 1/8" = 1'-0"

B



Section 'A'

Scale 1/8" = 1'-0"

A

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. FINISHES ARE TO BE INDICATED BY NUMBER.
- 3. FINISHES NOT SHOWN ARE TO BE AS SHOWN ON SHEET A6.2.
- 4. FINISHES TO BE SHOWN ON SHEET A6.2.
- 5. FINISHES TO BE SHOWN ON SHEET A6.2.
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